

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Airport

Member: Alex Erskine
954-828-4966

Project Name: 1900 Building Association,
Ltd./1800 Building

Case #: 128-R-03

Date: December 9, 2003

Comments:

- 1) A Notice of Proposed Construction or Alteration form (7460-1) must be filed with the FAA and a determination of no hazard to air navigation issued since the proposed building penetrates the imaginary surfaces around Fort Lauderdale Executive Airport.
- 2) A second Notice of Proposed Construction or Alteration form (7460-1) must be filed with the FAA for any construction crane or equipment that will exceed the height of the building.

Recommendations:

- 1) The two notices should be filed with the FAA as soon as possible since it typically takes at least 60 days for the FAA to issue a determination.

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Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
Office Ph. 954-828-5123
Office Fax: 954-828-5275
Email: timw@cityfort.com

Project Name: 1900 Building Association,
Ltd./1800 Building

Case #: 128-R-03

Date: December 9, 2003

Comments:

1. The applicant shall contract for engineering services to obtain a general license for surface water management from the Broward County Department of Environmental Protection (BCDPEP). This design shall incorporate sufficient property boundary, existing, and proposed elevations (with use of cross-sectional views as applicable) to demonstrate adequate storm water routing and storage per Section 47-25.2.L of the City Code of Ordinances. The engineer's paving and drainage plan(s) and calculations shall be complete in order to obtain final site plan approval.
2. Owner of the referenced property is advised that no site plan approval shall be issued until said site plan reflects all easements, rights of way or encroachments recorded over this property. No building permit shall be issued until the City is supplied with a signed and sealed survey showing all above ground improvements, open and notorious evidence of encroachments, utilities or rights of way and all easements, rights of way and encroachments. This survey shall be based on an abstract of title dated no earlier than ninety (90) days prior to the date of building permit application. Copies of all relevant deeds or other documents evidencing those matters of title shown on the site plan and survey shall be provided to the City along with the survey, along with a copy of the title abstract. Additionally, an affidavit shall be provided by an attorney licensed to practice law in the State of Florida attesting to no additional recordings of easements or encroachments from the remainder of time from ninety (90) days prior to the date of permit application to the date of issuance.
3. The owner shall provide a signed statement agreeing to satisfy all components of item 4 (above) prior to requesting final DRC authorization.

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4. A ten (10) foot right-of-way dedication is required for Commercial Boulevard from this property to satisfy the Broward County Traffic Ways Plan requirement. Please provide documentation to the FDOT office for dedication of the necessary right-of-way. Proof of this recording at the Broward County Office of Records shall be delivered to the engineering plan reviewer with your request for final site plan approval.
5. The architects shall review engineer's plans for existing and proposed utilities and eliminate any conflicts between proposed entrances/exits and power or street light poles, and any conflicts between landscaping and underground or overhead utilities.

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Division: Fire

Member: Albert Weber
954-828-5875

Project Name: 1900 Building Association,
Ltd./1800 Building

Case #: 128-R-03

Date: December 9, 2003

Comments:

1. Flow test required.
2. Show hydrant location
3. Stairs must be shown to comply with 7.1.3 of NFPA 101-2000. No windows in these permitted. Open stairs are OK if designed to 7.2.2 and 7.2.2.6.6. Hybrid stairs not permitted.

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Division: Info. Systems

Member: Gary Gray
954-828-5762

Project Name: 1900 Building Association,
Ltd./1800 Building

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Comments:

1. No apparent interference will result from this plan at this time.

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Division: Landscape

Member: Dave Gennaro
954-828-5200

Project Name: 1900 Building Association,
Ltd./1800 Building

Case #: 128-R-03

Date: December 9, 2003

Comments:

1. Verify that the street tree scheme is compatible with street trees on neighboring properties.
2. "Equivalent replacement" for trees removed to be above minimum site Code requirements.
3. Verify the landscape maintenance requirements for that adjoining site for which there is a cross access agreement.
4. Make sure tree spacing is adequate. Certain proposed shade trees are too close to existing trees.

Recommendations:

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Division: Planning

Member: Lois Udvardy
954-828-5862

Project Name: 1900 Building Association,
Ltd./1800 Building

Case #: 128-R-03

Date: December 9, 2003

Site Plan Review/14,990 S.F. office/AIP

Comments:

1. This property is within the Spectrum DRI. The square footage shall be deducted from the total allowable development. Provide updated DRI information on site plan.
2. Parking required is 60 spaces; plans indicate 56 being provided resulting in a shortage of 4 spaces. Discuss note indicating shared parking agreement. Discuss parking reduction or reducing size of building. Document parking requirements for surrounding buildings.
3. Pursuant to Sec. 47-14.21.C.2.c., All buildings and structures shall be located not less than thirty (30) feet from any side, rear, or adjacent property line or the right-of-way of any secondary abutting street. Clearly indicate setback on south.
4. Indicate outline and use of adjacent structures on site plan.
5. Indicate location of dumpster on site plan.
6. Landscape plan indicates a sign, which is not shown on the site plan. Signs in AIP must comply with Sec. 47-22.4.C.9. Provide details and location of sign on site plan. Discuss with Zoning representative at meeting.
7. Provide a response to DRC comments within 90 days or additional DRC review may be required.
8. Additional comments may be forthcoming at DRC meeting.

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| Division: | Police | Member: | Det. C. Cleary- Robitaille (954) 828-6419 |
| Project Name: | 1900 Building Association, Ltd./1800 Building | Case #: | 128-R-03 |
| Date: | December 9, 2003 | | |

Comments:

1. Impact resistant material should be used on all glazed areas.
2. There should be access control at the lobby entrance doors. These doors should lock down after normal business hours.
3. Stairwells should allow egress only at the lobby level.
4. Stairwells should not allow access from the lobby floor.
5. Key control is needed for the restrooms in the lobby area.
6. Parking lot lighting should meet the standards set by the IESNA.
7. Landscaping should not interfere with parking lot fixtures and illumination.
8. **Due to the high volume of building that is going on in the city it is impossible for the Fort Lauderdale Police Department to provide adequate security at all construction sites. It is highly recommended that the managing company make arrangements for private security.**
9. **Please submit comments in writing prior to DRC sign-off.**

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SITE PLAN REVIEW AND COMMENT
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Division: Zoning

Member: Terry Burgess
954-828-5913

Project Name: 1900 Building Association,
Ltd./1800 Building

Case #: 128-R-03

Date: December 9, 2003

Comments:

1. Parking data indicates a shortage of required parking spaces. Provide an offstreet parking agreement, apply for a parking reduction pursuant to section 47-20.3 or reduce the square footage of the building.
2. Light fixtures shall comply with the setback requirements of the zoning district in which they are located pursuant to section 47-19.2.R.
3. Pursuant to section 47-14.21.C.2.c all buildings and structures shall provide a minimum of a thirty (30) foot rear and side setback from the property line.
4. Indicate the dumpster location on the site plan.
5. Provide locations and details of all proposed signage pursuant to the requirements of 47-22.4.C.9.
6. Additional comments may be discussed at the DRC meeting.